



AGENDA MEMO

CITY COUNCIL MEETING OF: DECEMBER 2, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: DIR-35476 - APPLICANT: WESTLEIGH NEIGHBORHOOD
ASSOCIATION - OWNER: PEDRO FLORES, ET AL**

**** CONDITIONS ****

The Planning Commission (6-0-1/gt vote) recommends DENIAL. Staff recommends APPROVAL.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request to designate the Westleigh Neighborhood as an Historic District on the city of Las Vegas Historic Property Register, as approved by Historic Preservation Commission (HPC-35007), generally bounded by a public alley approximately 160 feet south of Charleston Boulevard on the north, Valley View Boulevard on the west, Oakey Boulevard on the south and Cashman Drive on the east (APNs Multiple), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian).

The Historic Preservation Commission voted to approve the nomination for designation (with conditions) as an Historic District on July 22, 2009 based on the district's ability to meet the requirements for historic designation as listed in Title 19.06.090 I. Designation of Landmarks, Historic Properties and Historic Districts.

The conditions of designation as approved by the Historic Preservation Commission on July 22, 2009 are as follows:

1. Parcels zoned C-D (Designed Commercial) along Charleston Boulevard will be removed from historic district boundaries.

The designation of a Landmark, Historic Property or Historic District shall be indicated by the "H" symbol on the zoning maps of the City. The use and development of property affected by a designation shall be governed by [19.06.090 H HISTORIC DESIGNATION] and applicable Design Guidelines adopted there under, as well as by the regulations pertaining to the underlying zoning classification(s) for the property, other provisions of the Zoning Code, the City's subdivision regulations and the General Plan. Therefore, whenever it is proposed to alter, remodel, build, or otherwise develop or landscape property that is designated as a Landmark or Historic Property, or that is located within a designated Historic District, and a building permit or other development or zoning permit is required for such work, the applicant must first obtain the approval of the HPC.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/01/92	City Council adopted the General Plan with Historic Preservation Plan component.
02/22/92	City Council adopted an amendment to the Municipal Code of the City of Las Vegas which added an historic preservation ordinance, and established the Historic Preservation Commission. Today, the City of Las Vegas Historic Preservation Ordinance is found in the Zoning Code, Title 19.06.090 H HISTORIC DESIGNATION.

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/20/09	Planning & Development held an open house meeting at Vegas Verdes Elementary School, 4000 El Parque Avenue, Las Vegas, to discuss historic district designation, process and implications. All property owners were notified via mail.
05/21/09	Planning & Development held an open house meeting at the Development Services Center, 731 S. Fourth Street, Las Vegas, to discuss historic district designation, process and implications. All property owners were notified via mail.
06/24/09	Historic Preservation Commission approved nomination report for the Westleigh Neighborhood and scheduled public hearing for the designation as an historic district on the city of Las Vegas Historic Property Register for July 22, 2009 HPC meeting.
07/22/09	Historic Preservation Commission approved request to designate the Westleigh Neighborhood as an historic district (with conditions), and schedule for Planning Commission.
11/05/09	The Planning Commission voted 6-0-1/gt to recommend DENIAL (PC Agenda Item #54/cm).

<i>Neighborhood Meeting</i>	
10/22/09	<p>Concerns primarily pertain to the impacts of historic district designation to property owners.</p> <p>Comments:</p> <ul style="list-style-type: none"> • Objection to an additional layer of review for permit applications. • What are the specific restrictions on alterations or new construction for historic properties? • How will the Historic Preservation Commission use the recommendations from the Westleigh Neighborhood Historic Resource Survey to create design guidelines? • Will property owners be allowed to make changes otherwise approved in the Title 19 Zoning Code (i.e., ADA ramps, second story, etc.)? • Will the Westleigh Neighborhood receive representation on the Historic Preservation Commission? • Will there be an increase to property taxes? • Are there fees associated with Historic Preservation Commission review? • Will property owners be required to “restore” their homes retroactively if designated? • What are the different review standards for contributing vs. non-contributing properties?

ANALYSIS

The Westleigh Neighborhood, generally bounded by a public alley approximately 160 feet south of Charleston Boulevard on the north, Valley View Boulevard on the west, Oakey Boulevard on the south and Cashman Drive on the east, has been determined eligible for listing on the City of Las Vegas Historic Property Register as a Historic Property by the Historic Preservation Commission.

The Westleigh neighborhood is made up of Westleigh Tracts One through Five, and comprises 288 properties whose construction dates range from 1951 to 1967, with most constructed in 1953 or 1954. All parcels are developed and a few have been completely redeveloped. Most properties have been altered to some degree, however, and some (mostly commercial properties) have been altered inappropriately with respect to the historic character of the neighborhood. This report finds that 161 properties in Westleigh are contributing to the potential Historic District, and 127 are not. In other words, fifty-six percent (56%) of the properties retain sufficient integrity to contribute to a district. The neighborhood is an established and familiar feature in this area of the City because of its physical appearance.

Historic Significance

The homes in the Westleigh neighborhood reflect the city's social and economic past, in that they are an inner ring suburb of the city constructed in the second wave of mid-century home building, the first being the World War II-era housing for defense workers and military families. In the post-war era, home building in Las Vegas was encouraged by federally-insured loan programs guaranteed by the Federal Housing Administration and the Veterans Administration. Home building was also necessary, as the city was expanding rapidly and the demand for new homes was high. They are also an established and familiar feature in this area of the City because of their physical appearance and street plan. They are a good representation of mid-century suburban residential development and retain good historic and architectural integrity.

Architecturally, the homes reflect a transition between the earlier Minimal Traditional style of the 1940s and the Ranch style of the 1950s and 1960s. The design of the subdivision itself represents a transition between an earlier subdivision style associated with pre-World War II years and the post-war, curvilinear subdivision style with no alleys. The homes are the epitome of modest efficiency in plan layout and massing.

The homes were developed by the Federal Development Company of Nevada, an established company in Las Vegas with offices in the Cornet Building at Fourth and Fremont. The company also developed Hyde Park, northwest of Westleigh, and a 350-home tract in Henderson in 1951.

Financing for the Westleigh homes was provided by the Bank of Nevada and the Federal Housing Administration or Veterans Administration. The sales office and model house was at 3301 Cashman Drive, at the corner of Cashman and West Charleston Boulevard.

FINDINGS

The Westleigh Neighborhood meets the following requirements for Historic District designation, as stated in the City of Las Vegas Title 19.06.090, Designation of Landmarks, Historic Properties and Historic Districts, section I: Subsections 1b(i-iii)(A-B), and 3(a)(i-iii):

I. Designation of Landmarks, Historic Properties and Historic Districts

- 1.** An individual property, building, structure or archeological site may be designated as a Landmark if it demonstrates exceptional importance by qualifying under Subparagraphs (a) or (b) below:
 - a.** It meets the criteria for listing on the State or National Register of Historic Places.
 - b.** It is determined to be of exceptional significance and expresses a distinctive character because:
 - (i)** A significant portion of it is at least fifty (50) years old;
 - (ii)** It is reflective of the City's cultural, social, political or economic past; and
 - (iii)** Either:
 - A.** It is associated with a person or event significant in local, state or national history; or
 - B.** It represents an established and familiar visual feature of an area of the City because of its location or singular physical appearance.
- 3.** An area may be designated as a Historic District if:
 - a.** The area:
 - i)** Includes a substantial concentration of properties, buildings or structures which individually meet the criteria in Subsection (1) of this Section, as well as other properties, buildings or structures which contribute generally to the overall distinctive character of the area and are united historically or visually by plan or physical development;
 - ii)** Is bounded by documented historic boundaries such as early roadways, canals, subdivision plats or property lines, or by boundaries which coincide with logical physical or man-made features and reflect recognized neighborhood or area boundaries; and
 - iii)** Includes non-contributing properties or vacant parcels only to the extent necessary to establish appropriate, logical or convenient boundaries; or
 - b.** The area includes or is composed of one or more archeological sites.

The City of Las Vegas supports the preservation of historic resources with the following documents:

1) The City of Las Vegas *Priorities*:

- Revitalize and invigorate our mature areas and the urban core
- Support and encourage sustainability, livability, and pride in our neighborhoods

2) The City of Las Vegas *Master Plan 2020*:

Reurbanization

OBJECTIVE 1.4: To retain, where viable, historical structures which represent the architectural, cultural and social legacy of the City of Las Vegas.

Neighborhood Revitalization Area

GOAL 2: Mature neighborhoods will be sustained and improved through appropriate and selective high quality redevelopment and preservation.

3) The City of Las Vegas *Historic Properties Preservation Plan Element*:

Goal: Promote the educational, cultural, economic, and general welfare of the public through the preservation, maintenance and protection of structures, sites and districts of significant historic, architectural, and archaeological interest within Las Vegas.

Objective 1: Promote the preservation, maintenance and protection of structures, sites and districts of historic interest within Las Vegas.

Objective 4: Promote and encourage the stability of designated historic neighborhoods, sites and landmarks by preserving their historical and architectural integrity.

PLANNING COMMISSION ACTION

There were 13 parties speaking in opposition to the request and 5 speakers in favor of the application at the Planning Commission Meeting.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

15

NOTICES MAILED

784 by City Clerk

PC NOTICES MAILED

783

PC APPROVALS

80

PC PROTESTS 176

HPC NOTICES MAILED 432

HPC APPROVALS 46

HPC PROTESTS 16